



• T • E • M • P • E •
PRESERVATION

**HISTORIC PRESERVATION
COMMISSION**

Mike Deskin
Elias Esquer
Bob Gasser, Chair
Dan Killoren
Ann Patterson
Stuart Siefer, RA
Liz Wilson, Vice-Chair

♦ ♦ ♦

**HISTORIC PRESERVATION
OFFICER**

Joe Nucci, RA



The City of Tempe is a
Certified Local Government,
in association with the United
States Department of the
Interior/National Park Service



Tempe Historic
Preservation Office
Community Development
Department
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, AZ 85280

♦ ♦ ♦

480.350.8028
8579 FAX; 8913TDD



Tempe Historic Preservation Commission (Tempe HPC)

MEETING MINUTES

Meeting Date: Thursday, June 8, 2006

Location: Hatton Hall
34 East Seventh Street

Commissioners Present: Mike Deskin
Bob Gasser
Dan Killoren
Ann Patterson

Staff Present: Joe Nucci, CDD Historic Preservation Officer
Mark Vinson, CDD City Architect

Public Present: Sarah Bohe 85281
David Jacobs SHPO
Vic Linoff THMAB
Pamela Rector 85283
Kim Savage ASU (ARI)
Diane Schmidt 85281
Glen Rice 85282
Mary Virzuela 85281

Call to Order: 6:05 pm, Bob Gasser, Chair

I. Call to Audience

Chairman Gasser introduced new commission member Dan Killoren, acknowledged public in attendance and made a call to the audience. Diane Schmidt and Mary Virzuela, residents of the Roosevelt Addition, each spoke in support of the historic property designation proposed for the Roosevelt Addition Historic District. Kim Savage ASU Archaeological Research Institute (ARI) Public Outreach Coordinator spoke in support of the historic property designation proposed for the Loma del Rio Archaeological Site.

II. Approval of Minutes

Chairman Gasser called for discussion of the minutes of the Tempe HPC meeting of May 11, 2006, and requested two changes to the record. He asked that proceedings be edited as minutes by the HPO.

MOTION MADE BY COMMISSIONER PATTERSON AND SECONDED BY COMMISSIONER DESKIN TO APPROVE MINUTES OF THE MAY 11, 2006, TEMPE HPC MEETING AS AMENDED. MOTION CARRIED 4-0.

III. Roosevelt Addition Historic District Public Hearing

Chairman Gasser opened a Public Hearing for historic property designation of the Roosevelt Addition Historic District, located in the 600 block of West Third Street. HPO summarized the request and indicated the action before the Commission.

Gasser recommended consideration of revised district boundaries to exclude the property at 601 West Third Street (Centennial [Sampson-Tupper] House, 1888). Gasser suggested this would increase the percentage of contributing properties within the district. HPO offered rationale in favor of maintaining the district boundary in agreement with the original subdivision plat so as to extend design guidelines/design review to all properties on the Third Street cul-de-sac, noting that the vacant parcel located west of Centennial House or even the individually listed Centennial House property itself could be developed to current or future development standards without regard to district design guidelines if excluded. He noted that the percentage of contributing properties within the proposed district as recommended in the Staff Report is high, approaching 80%.

Gasser called for comments from the audience. Diane Schmidt indicated support for designating the historic subdivision plat area completely. Mary Virzuela indicated support for applying design guidelines to all properties located on the cul-de-sac.

MOTION MADE BY COMMISSIONER PATTERSON AND SECONDED BY COMMISSIONER KILLOREN THAT THE TEMPE HISTORIC PRESERVATION COMMISSION RECOMMEND APPROVAL OF HISTORIC PROPERTY DESIGNATION FOR THE ENTIRE ROOSEVELT ADDITION HISTORIC DISTRICT TO THE TEMPE PLANNING & ZONING COMMISSION. MOTION CARRIED 4-0.

Gasser stated that the public hearing for discussion of historic property designation for the Roosevelt Addition Historic District was now concluded and that additional public hearings are scheduled for June 27 at 7 p.m. at Planning & Zoning Commission, and, July 20 and August 17 at 7:30 p.m. at City Council.

IV. Loma Del Rio Historic Designation Public Hearing

Chairman Gasser opened a Public Hearing for historic property designation of the Loma del Rio Archaeological Site, located at 715 North Mill Avenue in Tempe. HPO summarized the request and indicated the action before the Commission.

Gasser noted the Staff Report presents a recommendation for site boundaries along with a range of boundary options. He suggested that what exists now is basically the room-block and the terraces which lie within roughly 3.5 acres. Gasser indicated he did not agree with designation of more than the actual habitation site and terraces, an area of approximately 3.5 acres. He called for comments from the commission.

Commissioner Deskin asked if the proposed designation is for a district or a site. HPO clarified that this recommendation is for a site, which is an eligible property type recognized by the Tempe Historic Preservation Ordinance. Deskin asked what is the difference between designating an archaeological site and a district within the context of a city-owned park. Gasser responded that Tempe Parks & Recreation Manager Mark

Richwine has expressed concerns about designating large park areas because of the Parks Board responsibility for their conservation and enhancement.

HPO called attention to additional information received after the agenda packets were mailed but which have bearing on the discussion at hand. He read the following excerpts into the record.

- 1) Letter dated June 7, 2006 from Brunson Cultural Resource Services, L. L. C. –
- 2) Email dated Thu 06/08/2006 4:33 PM from Jerry Howard –
- 3) Memorandum dated June 7, 2006 from Mark Richwine, Parks & Recreation Manager

Dr. David Jacobs, State Historic Preservation Office Compliance Specialist and Archaeologist, suggested that the significance of this site derives not from habitation as much as from the unique use of the land at this location.

Dr. Glen Rice, principal archaeologist with Rio Salado Archaeology and formerly with the ASU Office of Cultural Resource Management, offered his opinion that the importance of the Loma del Rio site is its relationship to the landscape. He suggested that a larger boundary is important to convey how the site was used for terrace farming and not on the irrigation district so typical of most Hohokam agriculture.

Kim Savage ASU Archaeological Research Institute (ARI) Public Outreach Coordinator noted that Loma del Rio is important for public education and outreach because of its convenient and accessible location in Papago Park and because of the improvements and interpretive facilities provided.

Vic Linoff suggested that parcel-based designation would be effective for input into future development at Tempe Town Lake or elsewhere in Tempe Papago Park.

HPO noted Chapter 14A of the Tempe City Code specifies the process and effects of historic property designation while Chapter 23 of the Tempe City Code establishes the responsibility of the Parks and Recreation Board, suggesting the Board is uniquely aware of the broad contexts within which community cultural resources located in city parks and preserves exist even as the Board is responsible to Mayor and Council for the conservation and enhancement of these resources. He suggested that to be effective, jurisdictional responsibilities of Boards and Commissions for stewardship of historic properties located within city parks or preserves must occur in a coordinated manner. HPO recommended a condition be included as the basis for recommendation for any historic property designation respecting properties located within city parks or preserves to help ensure that preservation concerns are addressed in the integrated setting of overarching park planning.

Commissioner Patterson indicated her preference for designating only the habitation site and associated terraces. Gasser agreed and suggested that the roomblock area and the terraces should represent the limits of the area for designation. He called for a motion to this effect.

MOTION MADE BY COMMISSIONER PATTERSON AND SECONDED BY COMMISSIONER DESKIN THAT THE TEMPE HISTORIC PRESERVATION COMMISSION RECOMMEND APPROVAL OF HISTORIC PROPERTY DESIGNATION FOR THE *LOMA del RIO ARCHAEOLOGICAL SITE AZ U:9:24 (ASU)* AKA BOUNDARY OPTION ONE IN THE 06/08/06 HPO REPORT TO THE TEMPE PLANNING & ZONING COMMISSION. MOTION CARRIED 4-0.

Gasser stated that the public hearing for discussion of historic property designation for the Loma del Rio Archaeological site was now concluded and that additional public hearings are scheduled for June 27 at 7 p.m. at Planning & Zoning Commission, and, July 20 and August 17 at 7:30 p.m. at City Council.

V. Discuss & Consider – Changes to the Tempe Historic Preservation Ordinance

Chairman Gasser introduced this item noting that Commissioner Patterson and himself have provided suggested changes which were distributed at the meeting.

Commissioner Deskin provided copies of his proposed changes. Patterson noted that recommendations overlap and indicated that these should be considered together.

It was proposed that proposed changes be reviewed and voted on at the next HPC meeting, and then be forwarded to the City Attorney for formatting and presentation to Council with a recommendation at an upcoming Council Issue Review Session.

Gasser noted his concern about eligibility criteria and the confusing language in the ordinance in this regard. He asked if this language is intended to allow mediocre properties to be locally listed.

Patterson asked HPO to compile recommendations sequentially within the text of the existing ordinance to facilitate discussion and to send this compiled list with a call for comments to all members for the July meeting.

VI. Discuss & Consider – Designation Eligibility Criteria & Process

Chairman Gasser asked members to review designation eligibility criteria and processes for evaluating the significance of candidate districts for discussion at the July meeting.

The meeting adjourned at 8:10 PM.

Minutes scheduled for Tempe HPC approval on 07/13/2006.

Bob Gasser, Chair



Rdevpub/HistoricPreservation/HPCmins051106PROCEEDINGS.doc

Meeting minutes are produced from a transcript of proceedings. The transcript of proceedings and the minutes are available on request from Tempe HPO.

Frequently Used Abbreviations or Acronyms:

CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects. The Tempe Historic Preservation Office is an agency of the Development Services Department.

DSD – City of Tempe Development Services Department: This department offers these functions: Building and engineering plan reviews, current and long range planning, building inspections, permits, and Technology/GIS.

CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs. The City of Tempe became a CLG in 1995.

HPAC – Historic Preservation Advisory Committee: Arizona State Parks is governed by the State Parks Board and receives direction and oversight from several advisory committees and groups such as the Historic Preservation Advisory Committee, also known as HPAC.

IEBC – International Existing Building Code adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.

IRS – Issue Review Session: Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” at the beginning of the IRS.

SHPO – State Historic Preservation Office: a division of Arizona State Parks, is responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources.

SRP-MIC – Salt River Pima-Maricopa Indian Community: Created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.

Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments. Meetings are held first Thursday of each month and are located at Hatton Hall, 34 E. 7th Street, Bldg. #B (public parking in Brickyard).

Tempe HPF – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 “The Tempe HPF advocates preserving Tempe’s at risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising.”

Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe’s prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities.

THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.

TOD – Tempe Transportation Overlay District (in production) The purpose of the TOD is to encourage appropriate land development and redevelopment consistent with and complementary to the community’s focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City.

ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe.